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NASSAU COUNTY LEGISLATURE

NORMA GONSALVES,
Presiding Officer

PLANNING, DEVELOPMENT AND THE
ENVIRONMENT COMMITTEE

LAURA SCHAEFER, Chairwoman

1550 Franklin Avenue
Mineola, New York

Monday, June 29, 2015
4:09 P.M

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A P P E A R A N C E S:

LAURA SCHAEFER,
Chairwoman

DENNIS DUNNE,
Vice Chairman

DENISE FORD

STEVEN RHOADS

JUDITH JACOBS,
Ranking

CARRIE SOLAGES

LAURA CURRAN

WILLIAM J. MULLER, III
Clerk of the Legislature
(substituted by Patrick Kiernan)

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LIST OF SPEAKERS

DAVE RAGONETTI, Deputy County Attorney....6
MARTIN KATZ,
Division of Planning,
Department of Public Works.....8

Planning & Development Committee/6-29-15

2 CHAIRWOMAN SCHAEFER: At this
3 time I will call the Planning, Development
4 and Environment Committee to order. I'll
5 ask the clerk to please call the roll.

6 CLERK ASSISTANT KIERNAN:

7 Legislator Curran?

8 LEGISLATOR CURRAN: Here.

9 CLERK ASSISTANT KIERNAN:

10 Legislator Solages?

11 LEGISLATOR SOLAGES: Here.

12 CLERK ASSISTANT KIERNAN: Ranking

13 Member Jacobs?

14 LEGISLATOR JACOBS: Here.

15 CLERK ASSISTANT KIERNAN:

16 Legislator Rhoads?

17 LEGISLATOR RHOADS: Present.

18 CLERK ASSISTANT KIERNAN:

19 Legislator Ford?

20 LEGISLATOR FORD: Here.

21 CLERK ASSISTANT KIERNAN: Vice

22 Chairman Dunne?

23 LEGISLATOR DUNNE: Here.

24 CLERK ASSISTANT KIERNAN:

25 Chairwoman Schaefer?

Planning & Development Committee/6-29-15

2 CHAIRWOMAN SCHAEFER: Here.

3 CLERK ASSISTANT KIERNAN: We have
4 a quorum.

5 CHAIRWOMAN SCHAEFER: We have two
6 items on the agenda for today. Clerk Item
7 256-15, which is an ordinance making certain
8 determinations pursuant to the State
9 Environmental Quality Review Act and
10 authorizing the County Executive of the
11 County of Nassau to accept on behalf of the
12 County of Nassau an offer of purchase from
13 Marie Ermst of certain premises located in
14 the Town of Oyster Bay, County of Nassau,
15 State of New York, said property known as
16 Section 49, Block 244, Lot 47, on the land
17 and tax map of the County of Nassau and
18 authorizing the County Executive to execute
19 a deed contract of sale and all pertinent
20 documents in connection therewith to
21 consummate the sale. May I have a motion?

22 LEGISLATOR RHOADS: So moved.

23 LEGISLATOR DUNNE: Second.

24 CHAIRWOMAN SCHAEFER: Motion by
25 Legislator Rhoads, seconded by Legislator

Planning & Development Committee/6-29-15

2 Dunne. Anyone here to speak on this item?

3 MR. RAGONETTI: Good afternoon.

4 My name is David Ragonetti. I'm a deputy
5 county attorney. This is a small parcel of
6 land that we sent out bid solicitations for
7 and we received a bid from the abutting
8 landowner. Essentially this is in the
9 person's backyard. We've already sold the
10 abutting parcels of land next to this, to
11 the other homeowner, and this piece is I
12 think in the best interest of the county
13 getting it back on the tax rolls and
14 avoiding liability issues.

15 So we received a negative
16 declaration from the SEQRA assessment form
17 and planning and OSPAC have recommended this
18 as well.

19 CHAIRWOMAN SCHAEFER: Can you
20 tell me what the size of the parcel is?

21 MR. RAGONETTI: It's a small
22 parcel. I think it's a strip, 60 by 20
23 feet.

24 CHAIRWOMAN SCHAEFER: It was
25 being used by the adjacent land owner?

Planning & Development Committee/6-29-15

2 MR. RAGONETTI: I think it's just
3 vacant. It wasn't being used to any extent
4 that I can see.

5 CHAIRWOMAN SCHAEFER: Do any the
6 legislators have any comments or questions?

7 (No verbal response.)

8 Is there any public comment?

9 (No verbal response.)

10 That being said, all those in
11 favor of this item please signify by saying
12 aye.

13 (Aye.)

14 Any opposed?

15 (No verbal response.)

16 This item passes unanimously.

17 Next we have Clerk Item 257-15, a
18 resolution releasing surety bonds and cash
19 escrow deposits for map of Parkview at
20 Salisbury located in Westbury.

21 Motion, please.

22 LEGISLATOR DUNNE: So moved.

23 LEGISLATOR RHOADS: Second.

24 CHAIRWOMAN SCHAEFER: Moved by
25 Legislator Dunne, seconded by Legislator

Planning & Development Committee/6-29-15

2 Rhoads.

3 MR. KATZ: Yes. My name is
4 Martin Katz. I'm with the Division of
5 Planning, Department of Public Works. This
6 is the release of a surety bond and cash
7 escrow deposit for a subdivision plant known
8 as the map of Parkview at Salisbury and
9 Unincorporated Westbury.

10 The applicant developer is James
11 Calibrese, he's requesting a release of a
12 surety bond in the amount of \$391,650.98,
13 cash escrow deposit in the amount of
14 \$14,174.77, for a 30 unit residential town
15 house development located on the east side
16 of Carman Avenue, approximately 400 feet
17 north of Hearth Lane in Unincorporated
18 Westbury.

19 The planning commissioner
20 approved the preliminary map in October of
21 2011 and the final map in June of 2012.

22 On April 7, 2015, a final
23 inspection of all bonded public improvements
24 was made by the Nassau County Department of
25 Public Works inspector and these

Planning & Development Committee/6-29-15

2 improvements, public improvements include
3 sidewalks, driveways, handicapped aprons,
4 paving and drainage, curbs, storm drains and
5 dry wells, PVC fencing, signage, street
6 lighting, and all items that constitute
7 public improvement that were bonded. The
8 chief building inspector for DPW certified
9 that all required public improvements are
10 constructed in such a manner that met or
11 exceeded applicable codes, specifications
12 and standards.

13 At its hearing on May 7, 2015,
14 the Planning Commission recommended release
15 of the surety bond in the amount previously
16 mentioned and nobody spoke against this at
17 the Nassau County Planning Commission Public
18 Hearing.

19 If the legislature has any
20 questions, I'm here to answer them.

21 CHAIRWOMAN SCHAEFER: I don't
22 have any. Does anybody have any questions?

23 (No verbal response.)

24 Is there any public comment?

25 (No verbal response.)

Planning & Development Committee/6-29-15

2 All those in favor of this item
3 signify by saying aye.

4 (Aye.)

5 Any opposed?

6 (No verbal response.)

7 This item passes unanimously.

8 Thank you very much. There is no other
9 business before this committee, may I have a
10 motion to adjourn?

11 LEGISLATOR DUNNE: So moved.

12 LEGISLATOR RHOADS: Second.

13 CHAIRWOMAN SCHAEFER: Moved by
14 Legislator Dunne, seconded by Legislator
15 Rhoads. All those in favor signify by
16 saying aye.

17 (Aye.)

18 The committee is now adjourned.

19 Thank you.

20 (Whereupon, the Planning,
21 Development and the Environment Committee
22 adjourned at 4:15 p.m.)

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C E R T I F I C A T E

I, FRANK GRAY, a Shorthand Reporter and
Notary Public in and for the State of New
York, do hereby stated:

THAT I attended at the time and place
above mentioned and took stenographic record
of the proceedings in the above-entitled
matter;

THAT the foregoing transcript is a true
and accurate transcript of the same and the
whole thereof, according to the best of my
ability and belief.

IN WITNESS WHEREOF, I have hereunto set
my hand this 13th day of July, 2015.

FRANK GRAY